

Before the Board of Zoning Adjustment, D. C.

Application No. 11558 of William J. Robinson, pursuant to Section 8207.11 of the Zoning Regulations for a variance from the side yard requirements as provided by Section 3305.1 of the regulations in the R-1-B Zone for permission to construct a one-story addition at 3412 Lowell Street, N. W., Lot 1, Square 2090.

HEARING DATE: February 13, 1974

EXECUTIVE SESSION: February 21, 1974

FINDINGS OF FACT:

1. The applicant proposes to enlarge a presently small kitchen so that new appliances, cabinets and counter tops can be installed.

2. The existing dwelling provides a 17.5 feet side yard on one side and a 2.5 feet side yard on the side to which the addition is proposed.

a. The proposed addition will not reduce the existing 2.5 feet side yard.

3. The proposed addition and use of such is for family purposes.

4. No objection was registered at Public Hearing.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the applicant has incurred a practical difficulty as defined by Section 8207.11 of the Regulations. Strict application of these Regulations would not allow the applicant to make the requested improvements to his residence. The proposed addition shall be built in conformity with existing side yards and the granting of this application will not adversely affect the neighborhood or substantially impair the intent of the Zoning Maps and Plan.

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ORDERED:

That the above application be GRANTED.

VOTE: 4-0 (Mr. Harps absent, not voting)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: MAR 26 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.